

TOWN OF NEWINGTON

TOWN HALL RENOVATIONS PROJECT BUILDING COMMITTEE

May 5, 2015

Town Hall – Main Level, Helen Nelson Conference Room

SPECIAL MEETING MINUTES

I. Call to Order – The meeting was called to order by Vice Chairperson Whit Przech at 6:30 PM.

II. Roll Call – Members present: Whit Przech, Vice Chairperson; Jim Marocchini, Dave Nagel; Rodney Mortensen; and Alan Bongiovanni, Chairperson (arrived at 7:08 PM). Others present: Members of the public; Chuck Boos, John Chipko and Fred Khericha, Kaestle Boos Associates; Joe Desautel and Ed Moriarty, Downes Construction Company; Dave Langdon, Director of Facilities Management; and Jeff Baron, Director of Administrative Services.

III. Public Participation – None.

IV. Approval of Prior Meeting Minutes – Mr. Marocchini made a motion to approve the minutes of the April 15, 2015 meeting as presented. A second to the motion was made by Mr. Mortensen. The motion passed by a vote of 4 YES to 0 NO.

V. Hazardous Materials Report. Mr. Baron stated that EnviroMed Services had tested the Town Hall for hazardous materials and issued a report. Aboud Abdelghani and John Luby from EnviroMed Services were present and gave a summary of their findings. EnviroMed Services' report had been distributed to the Committee in advance of the meeting. PCB's were found in two places at readings greater than 50 parts per million (caulk on gym glass block and glazing putty around black exterior windows). PCB's in lesser amounts were found in five other areas. The ramifications, in terms of what needs to be replaced at each area where PCB's were detected, (i.e., removal of older metal sash windows, removal of contaminated caulk, etc.) was discussed. Asbestos containing products were identified in five primary areas (ceiling plaster, vinyl floor tile/mastic, two crawlspace locations, in roofing materials, and in caulk). Asbestos containing products were found in five secondary items also. The ramifications, in terms of the items that will need to be removed, were presented. Six surfaces were found to have lead paint. None had a significant cost impact on the costs of renovation or demolition. Items identified as having mercury also did not have a significant cost impact on renovation or demolition. The cost estimate to abate all hazardous materials was roughly \$1.58 million, if the renovation was performed in three wings or large phases. If there would be more phasing, the costs would be higher.

Mr. Przech asked about the Lower Level. The Lower Level of the East Wing (beneath the Transition Academy) had not been abated. Mr. Mortensen asked if the Committee decided to renovate in place, would there be a different cost. Freeing up large spaces pushes the costs down. Moving people from wing to wing would push the costs up. Mr. Marocchini inquired about leveling the building. The Town would still have to remove asbestos. PCB's could be segregated to push down costs. Mr. Nagel asked if costs would be the same no matter which option the Committee chose. No, if the project renovated small clusters the costs will be greater than those contained in the estimate. If the project moved the entire staff at one time, costs would be pushed down. Mr. Nagel asked if problems were throughout the building. The areas excluded are those that were abated as part of earlier renovations. On the Upper Level, there is asbestos in all areas. On the Main Level asbestos is in the core areas, except for the gym. In the Town Clerk's area it is sporadic, as there has been some abatement. Many crawl spaces were abated, but two were not touched. Mr. Marocchini asked, with regards to phasing, what would be ideal. Fire code and accessibility requirements dictate what can be closed off. It would be hard to separate the air space above ceilings on the Upper Level. Mr. Mortensen asked what the chances were that unexpected asbestos or PCB's would be found. There is a 100% possibility that something will be found. There is a good chance that the waterproofing inside the walls will have hazardous materials. Mr. Mortensen asked if Mr. Langdon had any thoughts. The study is thorough. The building needs to be abated in its' entirety. It would be best to do a floor at a time if the Committee were to choose to renovate. Mr. Abdelghani informed the Committee that areas where PCB's were found in concentrations above 50 parts per million have to be abated.

VI. Structural Report. Presented by Mr. Chipko, head of the structural division at Kaestle Boos Associates. The masonry at Town Hall was tested on April 20th. Construction techniques of the time the building was originally built resulted in a lack of weep holes to allow water to escape. The brick is spalling. Spalling is when brick is separated with water and moisture, the face of the brick pops off. The interior of the brick, being more porous than the exterior, absorbs more water, which in turn exacerbates the condition. Spalling is what Mr. Chipko found. Water is getting into the wall on the west side. There are no weep holes, so water that gets in can't get out. The entire height of the west side fan room has spalled. The windows by the Parks and Recreation office were also examined. They have no weep holes or end dams. The flashing there is deteriorated. One steel lintel has the mortar joint popped out, which allows more water in. On the south wall of the gym, there is spalling mortar and brick. The flashing at the gym is in horrible shape. Again, there are no weep holes or end dams. Examination of the fan room also uncovered a sag in the roof. There are pre-cast panels underneath the shingles. This is evidence that water may be getting in there. In the places where water is getting into the building the Town has to worry about mold and mildew. The way to address the fan room is to take all the brick off and rebuild the wall to today's code. If not done the right way, issues will re-appear. Each window should be attacked individually. (Mr. Bongiovanni assumed the gavel at this point of the meeting.) Mr. Mortensen asked how many windows there were. Mr. Boos responded that the real question was how many could survive if the Committee went the renovation route.

VII. Update on Site Relocation Investigation - Presented by Mr. Langdon. He has been visiting a lot of site complexes. Few of them would be sufficient to house all the Board of Education and general government offices. He is still talking with the State of Connecticut. He has difficulty with the cost of renovating their old buildings. He will also investigate trailers. The biggest issue is placement of the Transition Academy. It will be counterproductive to disrupt their area. Another big issue is parking, which on these sites is very limited. Many places have partial rental to others, who would also be parking at the site. He will continue discussions with Kaestle Boos Associates and Downes Construction Company about other options. The options are getting quite limited. It will be quite expensive. He hopes that the square footage of the Town Hall plan can be reduced. He would like to try to get the footprint for the new Town Hall as small as possible. He will continue to look for space and work with the Project Architect and Construction Manager.

Mr. Bongiovanni encouraged him to use a commercial realtor. Mr. Langdon has done so. Most don't want a short term lease. Mr. Mortensen observed that no matter what the Town does it will be a nightmare for employees and the public. These will be extreme conditions. If there was a hurricane, the Town would be forced to continue to keep providing services. He urged consideration of the possibility of sharing space with other municipalities. He feels the Committee needs to make whatever it does conclude as quickly as possible. The Town should use a combination of things. Everyone will be inconvenienced. Mr. Langdon said he would like to ask Kaestle Boos Associates to take test boring samples of the soil. Trailers could be a part of the project. It will be a huge challenge. Town operations will most likely have to split up. Mr. Langdon was directed to continue to work with other commercial realtors and to continue his efforts. Mr. Nagel and Mr. Bongiovanni mentioned specific possibilities that might be available. Mr. Langdon mentioned that one other possibility could be the old lottery headquarters on Alumni Road. There is some work the Town would have to do. He is waiting to tour this location.

VIII. Town Hall Conceptual Design Update – Mr. Bongiovanni opened this agenda item by stating that he has had a number of conversations about the project. The number of square feet needs to be pared down. At over \$300 a square foot, and with a building over 100,000 square feet, estimated costs would be over thirty million dollars. With soft costs, the total project would be getting closer to 35 or 40 million dollars. There is a need to start reigning the project in. The Town Hall doesn't need to be over 100,000 square feet. Renovation of the existing building would go forward with the inefficiencies of the existing building. He has given direction to the Project Architect to reduce the square footage of the new building concept. Mr. Boos then presented what he described as a slimmed down version of what has been presented previously. There are two options: with and without a gym. The parking count is reduced to reflect that there is currently no agreement to use the library land. He showed a Main Level Floor Plan at 25,000 square feet, down from 27,000 square feet. The Upper Level still houses the Board of Education, with the Transition Academy and the Nelson Room. This floor also now has both the Town and the Board of Education Information Technology operations. The Lower Level has storage and mechanical space, Human Services, Facilities Management, and the upper functions of the Community Center. There is a drop in elevation down to the Gym

Level, which would be at grade level. If a gym were to be installed it would be accessed at grade level. Parks and Recreation program space would also be at the Gymnasium Level. Mr. Boos presented an East Elevation, which would be shortened by sixteen feet, but would still be appropriate for a Town Hall. He also presented a section drawing showing the area where the building entrance would be, an area calculation chart (98,964 gross square feet with a gym, 85,115 gross square feet without a gym), and an outline of the existing Town Hall juxtaposed with the new Town Hall design (requested at an earlier meeting). Mr. Boos will continue to work towards reducing the program. He received word that the Health Department was moving so he took them out. The project still conforms to the program.

Mr. Bongiovanni felt it would be nice to get the program closer to 90,000 square feet. Mr. Mortensen observed that would be about 30,000 square feet less than the existing building. The office layout is more crowded but he was comfortable with the size. Mr. Boos stated that he showed two gyms on the presentation drawing; area could also be saved with only 1-1/2 gyms if that would be acceptable to Parks and Recreation. Mr. Bongiovanni noted that there could be other locations for the NCTV studio. Mr. Nagel reminded the Committee about the specialized wiring required for them. Mr. Mortensen asked about the seating capacity of the Town Council Chamber. It could accommodate as many as 100 people. Mr. Bongiovanni suggested that the Committee members take time to consider this revised concept. Mr. Boos stated that none of these layouts had been vetted with department heads. Unless the program changes, he felt this layout should work. If the cost of the project has a cap, he suggested getting guidance from Downes Construction. If they can come up with a number and add in soft costs, he believes the project is close to a thirty million dollar threshold. Mr. Bongiovanni reiterated that he felt that 108,000 or 109,000 square feet was too much.

Mr. Marocchini asked if there were any newer Town Hall/Community Centers in the area the Committee could look at. Mr. Langdon stated that Rocky Hill's Town Hall is a little over eight years old. It has their Board of Education but no Human Services and no Transition Academy. The total building is 34,000 square feet. That is something he would recommend the Building Committee look at. It is quite a bit less than what is being proposed. He is also looking at other Board of Education buildings. Not too many have the size that Newington does. He agrees that thirty million dollars is a lot of money. He knows the Committee can look at other buildings. Mr. Nagel stated that he also had been in Rocky Hill Town Hall recently and concurred with Mr. Langdon that it was a very efficient building and something to be looked at. Mr. Mortensen asked for the Architect's opinion, with size being one issue, but also on renovation versus taking the whole building down. Mr. Boos noted that his firm has experience with hazardous materials renovations, but this building is also inefficient, tired, and old. He felt the Town would be better served to take the whole building down. If the Building Committee intends to abandon the program and start over again, Kaestle Boos Associates can help, but reduced size will affect programs. Mr. Bongiovanni stated that the Committee was given the program as its charge. The program has been thoroughly vetted. It may need to be refined and the Committee may need to look a little closer. Mr. Nagel asked for reassurance that, having received the structural and environmental reports, were there any other items the Committee should have? Mr. Langdon repeated that he would like to ask Kaestle Boos to take boring samples. Mr. Boos said these samples would test for bearing capacity. It

would be one day's work. The Committee would want to know where any groundwater is. Mr. Marocchini said he would be in favor of this testing. Mr. Boos will get a number to Mr. Langdon.

Mr. Bongiovanni felt that to renovate would take three to four years; if the building was totally demolished, 18 to 24 months. This would be considerable savings. Time is not the Committee's friend. The project needs to keep moving forward. He would like to run this latest concept by the department heads. Mr. Langdon clarified that he was looking at Rocky Hill Town Hall for the Town Clerk and Assessor's Offices' layouts, not to fit operations into a 30,000 square foot building. He was looking at their Town Hall and how they function and the space they have for everyday use and for everyday operations. Mr. Przech stated that he appreciated the effort of the Chairman to reach out to the professionals and staff. He also stated that he favors two gyms for Parks and Recreation.

VII. Any Other Business Pertinent to the Committee – Mr. Moriarty said that he had spoken with a demolition contractor (Manafort) and had asked them to look at the site in order to provide some rough costs for demolition. To knock down the existing Town Hall 100% would cost \$1.1 million. The cost to save half the building and only demolish 56,000 square feet would be \$1.35 million. Departments could not stay in the building while the contractor is performing demolition. They did not think that it was practical to perform a partial demolition.

Mr. Marocchini asked if the Committee could think about arriving at one design option, to focus on one way or another rather than the three or four options that have been discussed or presented. Mr. Bongiovanni agreed. He does not think that the Committee will be ready for a referendum in November. Mr. Mortensen expressed his hope that, at the next meeting, the Committee will accomplish two things: to determine the size of the building and whether or not to knock down the building or leave it in place. Mr. Bongiovanni felt the Committee needed ball park numbers. Mr. Nagel asked to be reassured as to the costs, including the costs of moving people out of the building. Chairperson Bongiovanni asked the Construction Manager to help with a number for square footage rental costs and/or relocation costs. Downes Construction agreed to help with that. The Committee agreed to hold their next meeting on May 19th at 7:00 PM.

VIII. Public Participation – Gail Budrejko, 21 Isabelle Terrace. She heard during the presentation of the hazardous materials report that waterproofing inside the walls could be a problem. Wouldn't the Committee want to know now rather than later? Regarding swing space, the Town is only 13 square miles. Any location in Town would not be an unreasonable distance to have to travel. The Town has parking options. It could run a shuttle from Constitution Square. The Town could use principals of mass transit, swing shifts, or working from home. It needs to be more creative.

Steve Silvia, 45 Basswood Street. Despite program needs, space will be a decision point. Reading the reports presented, the building is toast. This presents a large conflict. The Town has parking lots on both the east and west sides of the building. The Town can build a footprint in the parking lot. It is a design solution. The same aesthetics would be achieved by building in the parking lot. There is space on the site to do so. It is the right architectural solution on this site. Speaking on the approach, architectural practice has

changed a lot over the years. There will be a lower cost with more open space in the offices. What he saw tonight was a 1970's design.

Dana Havens, 113 Stoddard Avenue. She is concerned about the Committee coming to two conclusions at the next meeting. The library Project Building Committee is just being formed. She hates to have conclusions reached without working together with them.

Rose Lyons, 46 Elton Drive. On the title that is on the plans, she would like to see the same name all the way through. When the Parks and Recreation Building was being built in the park, the plan was to move day care into that building. Is day care not being brought into the Town Hall?

Roy Zartarian, 25 Stuart Street. He agrees with the earlier comments about coordinating with the library building committee. The Committee needs to look at the big picture. He is glad that the Committee recognizes the potential burden on taxpayers and is scaling back its plans.

IX. Response to Public Participation –Mr. Marocchini responded to the question on the waterproofing in the walls: once you test and know it is there, you must abate it promptly. Mr. Bongiovanni stated that parking is under the control of the Town Manager. He will have the responsibility to coordinate that. As to building in the parking lot, he raised that possibility with the architect and the construction manager, the idea of actually building something next to the building. It was not considered a viable option. On the open office concept, walls shown on the plan define office areas. What was shown was not intended to be a design on wall construction. On coordinating with the library, the vast majority of the program cannot be coordinated with the library. The Committee agreed that it did not need to duplicate a multi-purpose room, which is why it took out the current auditorium space. This Committee can't stop the process waiting for the other committee. Day care was not part of the program from Parks and Recreation.

X. Adjournment – the meeting adjourned at 8:43 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services